



✕ Violation Notice and Order to Correct

L&I File Number: CF-2020-037701



DISTRICT OFFICE

Property Maintenance Unit
7522 Castor Ave
Philadelphia, PA 19152
215-683-0535

PROPERTY IN VIOLATION

3350 RICHMOND ST, Philadelphia, PA 19134-6006

DATE OF NOTICE

07/14/2020

On 07/13/2020 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 08/17/2020

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-405	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Emergency Drill record shall contain the following information: 1. Identity of the person conducting the drill 2. Date and time of drill 3. Notification method used 4. Staff on Duty and participating 5. Number of occupants evacuated 6. Special conditions simulated 7. Problems encountered 8. Weather conditions when occupants were evacuated 9. Time required to accomplish complete evacuation (F-405)		
CONDITION IN VIOLATION FIRE DRILL REQUIREMENTS		
LOCATION		



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PHILA. CODE § FC-13-405.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Record of evacuation drills required or the following occupancies: assembly, school, day-care, hospital, nursing home, assisted care, hotel and high-rise offices F-405.5		
CONDITION IN VIOLATION FIRE DRILL LOGS NOT PRESENTED DURING INSPECTION		
LOCATION		

PHILA. CODE § FC-13-404.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire safety and evacuation plan contents shall be in accordance with Sections 404.3.1 and 404.3.2.		
CONDITION IN VIOLATION FIRE EVACUATION PLAN NOT PRESENTED DURING INSPECTION		
LOCATION		

PHILA. CODE § FC-13-404.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE All occupancy groups and buildings that are required to have a fire safety and evacuation plan shall also prepare and maintain a shelter-in-place (AKA lock down) plan for sheltering occupants inside the building in the event of an outdoor hazard. The plan shall be placed into effect when notified by local, state or federal officials that an outdoor hazardous materials or biological emergency exists that makes it unsafe for occupants to leave a building. Where facilities develop a plan, the plan shall be in accordance with Sections 404.3.3.1 through 404.3.3.3. F-404.3.3		
CONDITION IN VIOLATION SHELTER-IN-PLACE PLAN NOT PRESENTED DURING INSPECTION		
LOCATION		



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PHILA. CODE § FC-13-605.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. F-605.3.1		
CONDITION IN VIOLATION LABEL MISSING FROM DOORS		
LOCATION EQUIPMENT ROOMS, BOILER ROOM, ELECTRICAL ROOM		

PHILA. CODE § FC-13-605.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Open junction boxes, open splices or exposed wiring are prohibited F-605.6		
CONDITION IN VIOLATION 5 JUNCTION BOXES MISSING COVERS		
LOCATION FAN ROOM, BASEMENT HALL		

PHILA. CODE § PM15-506.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The grease interceptor installed at this premises is not being maintained and serviced as intended by this code and the manufacturer's instructions, an approved interceptor monitoring system shall be provided or a maintenance program shall be established with documentation submitted to the code official.		
CONDITION IN VIOLATION GREASE TRAP CLEANING RECORDS NOT PRESENT DURING INSPECTION		
LOCATION		



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PHILA. CODE § FC-13-1004.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy (50 or more) shall have the occupant load of the room or space, as determined by the Department of Licenses and Inspections, posted on a sign in a conspicuous place, near the main exit or exit access doorway from the room or space. F-1004.2		
CONDITION IN VIOLATION LAWFUL OCCUPANCY SIGN MISSING		
LOCATION LIBRARY		

PHILA. CODE § FC-13-1008.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Doors serving room or spaces with an occupant load of 50 or more in a Group A (assembly) or E (educational) occupancy shall have panic hardware on the egress side of the door F-1008.2.4		
CONDITION IN VIOLATION EXIT DOORS LACK PANIC HARDWARE		
LOCATION LIBRARY		



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VIOLATIONS

PHILA. CODE § FC-13-1007.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Exit and exit access doors in existing buildings shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. F-1007.1			
CONDITION IN VIOLATION EXITS LACK ILLUMINATED EXIT SIGNS			
LOCATION LIBRARY			

PHILA. CODE § FC-13-915.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire alarm system – must be tested and certified, provide a copy of the current test certification (past 12 mos.) F-915.1			
CONDITION IN VIOLATION NEED UPDATE FIRE ALARM CERTIFICATION, A COPY SHOULD BE KEPT ONSITE			
LOCATION			

PHILA. CODE § FC-13-703.1.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction. F-703.1.1			
CONDITION IN VIOLATION PENETRATIONS NEED FIREBLOCKING			
LOCATION ELECTRICAL ROOM			



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Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 08/13/2020.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: MICHAEL CUTHBERT Michael.Cuthbert@Phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686